

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received FEB 1 1985

date entered FEB 28 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Markle-Pittock House

and/or common Pittock House

2. Location

street & number 1816 SW Hawthorne Terrace ~~N/A~~ not for publication

city, town Portland N/A vicinity of Third Congressional District

state Oregon code 41 county Multnomah code 051

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Joseph and Lynne Angel

street & number 1816 SW Hawthorne Terrace

city, town Portland N/A vicinity of state Oregon 97201

5. Location of Legal Description

courthouse, registry of deeds, etc. Multnomah County Courthouse

street & number 1021 SW Main

city, town Portland state Oregon 97204

6. Representation in Existing Surveys

title Historic Resource Inventory
City of Portland, Rank II has this property been determined eligible? yes no

date 1981-1983 federal state county local

depository for survey records Portland Bureau of Planning

city, town Portland state Oregon 97204

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u> N/A </u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Markle-Pittock House, whose construction was begun in 1888, was once considered the largest and most prominently sited residence in the city. Its Queen Anne style elevations were substantially altered in 1928 by the architectural firm of Jacobberger and Smith and currently reflect a Jacobethan profile. The original Queen Anne interiors, however, were not altered and retain a high degree of integrity.

Basically oriented to the northeast, the site encompasses 51,090 square feet of Lots 1 and 2 of Block 115, Grover's Addition to Portland, Multnomah County, Oregon. A 91' x 110' section, primarily located at the southern end of Lot 1, was deeded over earlier to Henry Pittock II, grandson of former Oregonian publisher Henry L. Pittock. The Markle-Pittock House, accessed by a narrow, curving road in a now densely developed neighborhood, is situated on a terraced promontory which slopes to the northeast. Large, random ashlar stone walls with beaded mortar joints serve as retaining walls on the north and south. The house is reached by a curving drive located on the long western edge of Lot 2. A concrete tennis court appears at midpoint in Lot 1, while a non-original three story six car garage and apartment is found at the southeastern edge of Lot 2. Finally, a contemporary guest cottage is located behind a bank of shrubbery on the southwest corner of Lot 2.

Historically, the house's ground plan measured approximately 56' x 60' at its widest dimensions (including porches). Currently, including porch, room and terrace additions, the ground plan measures approximately 65' x 64' at its widest dimension.

While the original architect of the house is unknown, it is evident from historic photographs that the Queen Anne style house reflected the very height of fashion. Composed of various elements such as shingle siding, half-timbered gable ends, brick walls, rough cut stone coursing, flare-top chimneys, large double verandas and porches and imposing, free-standing water tower, the house was on a par with contemporary "artistic county seats" of the Atlantic seaboard. The house extended two and one-half stories. Shingled or mock Tudor gabled projecting bays were found on each elevation. A large two-story projecting veranda was located at the northeast corner of the building while smaller two-story porches were contained within the main building volume on the southeast and northwest corners of the building. These features were constructed in wood with stone piers at the base, and were embellished with patterned shingles and lattice work. A projecting one-story porch on the east (front) elevation was attached to the smaller projecting entrance bay, also topped with a gabled roof.

Building materials for the main mass are bearing wall brick with rough cut stone being used for sills, lintels and belt courses. Windows are varying sizes, generally one-over-one sliding sash. Many are embellished with exquisite transoms or upper panes in Povey Brothers stained glass, most of which are in excellent condition.

Jacobberger and Smith's objective when remodeling the house was to eliminate the Queen Anne stylistic references without making substantial physical changes to the main volume or interior details. The most abrupt and noticeable change occurred to the upper story levels, where the roof framing was altered in some cases. All peaked gable ends were either modified into a jerkin-head configuration (east and west), or eliminated to the eave line (north and south). The northwest and southeast corner porches were infilled to match the existing brick and stone, and window sizes were duplicated. All remaining

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gable ends were either bricked (east), covered with slate (west), or given a new meandering Jacobethan style parapet (north). The northeast corner, once the location of the two-story veranda, was eliminated. Using essentially the same ground floor area, a new living room-master bedroom wing was added. On the north elevation of the main floor, the three windows are joined by keystoned arches with decorative brickwork in the tympanum, which complements the altered upper window treatment in the entrance bay.

A large, slant-bay dormer is located above the living room on the eastern downslope of the new wing and corresponds to the master bedroom space upstairs. Other alterations to the exterior include a new metal and glass marquee, a terrace on the eastern elevation which links the living room and the one-story sun room and open porch, also an addition located on the southern elevation. Also constructed at the same time was a two-story addition to the southwest corner which serves the kitchen facilities on the lower floor and as a conservatory or sun room on the upper floor.

On the interior, the majority of the original finishes and materials are intact. Markle's house was lavishly finished in the style of the day with numerous chimney pieces, a grand divided staircase, coffered and ornamental plaster ceilings, artistic leaded window glass and gouffraged wallpaper. Entered through a paneled vestibule, the wide entrance hall bisects the house and is embellished with light, varnished bird's eye maple paneling, which has not been altered. Above the wainscot is found decorative papers which appear in this and the upper hall. In the lower hall is a large fireplace with carved stone surround, carved wooden frame and mantel, and a large mirror above which dominates the space.

To the west is the dining room, also completely paneled in dark-finished oak, although the finish is darker. Built-in cabinets and window seat are original as is the signed Tiffany double-stained glass panel which is designed to simulate a fish swimming under water. To the east of the hall is the 1928 living room, modestly decorated with a simple, unpaneled birdseye maple wainscot. Its most elegant feature is a plaster ceiling in a quatrefoil design. From looking at historic views, it appears that a smaller room was once located in the living room space. Connected by sliding pocket doors laminated to match the paneling of each room, is another large paneled room to the south. This space is totally paneled in cherry wood and embellished with a cherry wood manteled fireplace to match the wood paneling and coffered ceilings.

Further to the south is the sun room addition which connects on the west to an open porch, now protected by a wrought-iron grill. A flight of steps leads from the outside to the kitchen/pantry and servants stair area located to the north. With the exception of the original stair, most of the space was altered in the 1970s to accommodate a modernized kitchen. The breakfast nook, dating to the 1928 porch enclosure, is intact in the northwest corner.

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The most dramatic features on the first floor are the coffered ceilings, paneled wood walls and main stairway which is on a direct axis from the entrance and abuts the south elevation wall. It is dominated by a significant Povey Glass window, portions of which are in need of repair. The stair continues to an equally large upper hall, which leads to the various bedrooms. Access to the third floor is from the servants stair only. Changes to room configurations on the second floor are difficult to discern as all wood detailing, including flooring, was meticulously reproduced to match the original when additional or portions of rooms were added by Jacobberger and Smith. Additionally, all bathrooms were altered at this time.

Third floor spatial arrangements have not changed appreciably, although the change in ceiling height is noticeable in some areas. It appears that most of the original ceiling joists on this floor are intact and were only altered slightly to conform to the new roof truss configuration. The servants quarters are located to the west, while a large open, ballroom space is located to the east. Large, sweeping floor-to-ceiling curved trusses delineate the large space. The east-facing windows and slant-bay dormer are original.

Currently, the house is being rehabilitated. The engineering problems inherent in altering the roof configuration in 1928 are apparent in the upper levels of the brick walls, which are cracking under the stress. On the interior, all major rooms on the first floor will remain intact except for the kitchen spaces, which will be enlarged utilizing storage space to the southwest. The southeast bedroom on the second floor will become a sitting room for the master suite. Other than upgrading of bathroom facilities, removal of non-historic wall coverings, and carpeting of some areas, little other change is anticipated.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1889, 1928 **Builder/Architect** Original architect unknown,
Alterations by Jacobberger & Smith c. 1928

Statement of Significance (in one paragraph)

The construction of the Markle-Pittock House was begun by J. Carroll McCaffrey in early 1888 on the newly developed southwest hillside area which would be known ultimately as Portland Heights. Located at 1816 SW Hawthorne Terrace in Portland, Multnomah County, Oregon, the house was purchased before completion by George B. Markle. For many years the largest and most prominent residence in Portland, the house was substantially altered in 1928 by the firm of Jacobberger and Smith and currently displays Jacobethan characteristics.

The house is locally significant and meets Criterion "b" for its associations with George B. Markle, a financier and developer who made substantial contributions to the city's growth, although these were later overshadowed by events surrounding the Panic of 1893. The house can be secondarily evaluated under Criterion "b" for its associations with the second generation of the Pittock family, whose descendants occupied the house until 1972, a period of almost sixty years.

Additionally, the altered Queen Anne style residence has acquired architectural significance since the 1928 alteration under Criterion "c"; being designed by the architectural firm of Jacobberger and Smith, who built approximately ten other houses in the Portland Heights area between 1898 and 1930. The intact Queen Anne interiors reinforce the building's significance under Criterion "c".

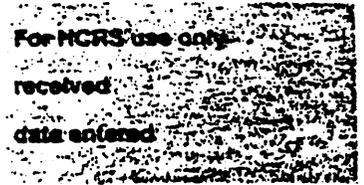
The lower Portland Heights area was first claimed by Thomas J. Carter, who constructed a house there near what is currently known as SW 18th and Columbia. "Carter's Addition" was shared with LaFayette Grover, Oregon's first congressional representative, two-term governor, and senator from 1877–1883. He married Carter's youngest daughter Elizabeth, whose dowry included part of her father's 220 acre claim.

Upper Portland Heights was first known as Grover's Addition. The area was accessible only by stagecoach or horse and buggy until 1890, when J. Carroll McCaffrey, a lawyer-realtor, and Preston Smith oversaw the completion of the Cable Railway. This step more than any other insured the Height's success as a real estate development. McCaffrey, who had invested approximately \$18,000 in the construction of the house, never occupied it as he sold it to George Markle in February of 1889, who finished the interior and occupied the house by May, 1889. E. Kimbark MacColl is the most fertile source of information on Markle, whose career is covered well in Chapter V of The Shaping of a City, Business and Politics in Portland, Oregon, 1855-1915.

Born in Hazelton, Pennsylvania in 1857, Markle came from a wealthy family. His father, George, Sr., organized G. B. Markle and Company in 1858, a business which became ultimately the largest independent anthracite coal mining operation in the East. Markle, Jr., educated privately until age twelve, eventually graduated from Lafayette College in 1878 with a Ph.D. He then worked in the family mine until 1886, after which he headed west, finally settling in Portland in 1887.

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In early 1888, he organized two important financial institutions, the Northwest Loan and Trust and Oregon National Bank companies. According to MacColl, he was also instrumental in organizing the Portland Hotel Company, Vancouver and Ellensburg Railroad, Portland Mining Company, Ellensburg National Bank, the Commercial Bank of Vancouver, Portland Traction Company, Columbia Fire and Marine Insurance, Portland Tanning Company, and the North Pacific Industrial Association - all within the first three years of residence in the city.

One of his most notable achievements centered around a campaign to complete the Portland Hotel, whose construction had been abandoned since Henry Villard's financial collapse. This successful fund raising effort resulted in the opening of the landmark structure in 1890. The venture earned Markle the respect of many prominent members of Portland's business establishment, including two who would figure in his later Panic-related problems. These were future mayor and financier Van B. DeLashmutt and Penumbra Kelly, US Marshal and Sheriff of Multnomah County (1888-1894). Markle and DeLashmutt bought control of the Multnomah Street Railway Company and merged it into the Portland Traction Company. DeLashmutt became the president of the newly-organized Oregon National Bank and shared ownership with Markle in the Northwest Loan and Trust Company. According to MacColl, Sheriff Kelly, a friend to both men, decided to deposit school tax funds in the two banks, thus insuring their success.

Also in 1888, Markle became a local celebrity by hiring a two car special train to rush his family, including his mother and two sisters, to the side of his critically-ill father. The first leg of the trip to Chicago from Portland (63 hours), was the fastest ever recorded at the time. After his father's death, he returned to Portland, purchased the nominated property from McCaffrey and married a Miss Kate Goodwin.

Over the years, Markle's fortunes continued to increase although he managed the time to undertake civic pursuits such as the organization of the Chamber of Commerce. It was he who persuaded the nascent organization to construct a luxurious headquarters building, (commonly known as the Commerce Building, formerly located on SW Stark, between 3rd and 4th Streets, demolished in 1934), which was completed after the onset of the Panic in 1893.

However, in a fateful move, Markle sought to consolidate the three existing traction companies in the city - one of which he owned - into an electric railway conglomerate known as the Consolidated Street Railway Company. By that time, DeLashmutt was mayor and made sure that the franchise was approved on February 16, 1893. Markle had planned to finance the project by using depositors funds as seed money, then to float a million dollar bond issue and seek assessments from property owners on the affected routes.

Markle had completed the initial steps by the time the national financial collapse began to occur in the spring of 1893. Secretly, Markle took out a \$120,000 mortgage on his Portland Heights mansion with the Scottish American Investment Trust Company, headquartered in Edinburgh, but with extensive investments in the northwest. According to MacColl, the mortgage carried a 7% rate and was payable in gold coin

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within five years. As economic conditions worsened and pressure increased on Markle to honor depositors requests for funds, he took out a second mortgage on the house and property amounting to \$60,000.

In attempting to get the Consolidated Railway system off the ground, Markle had invested heavily using stockholders and depositors money from his financial institutions. As conditions worsened, he made the mistake of using the public tax moneys to repay many of the investor claims. Schemes to raise further funds back east to offset these losses failed. Markle was unable to get the bond issue off the ground and his business failed one by one. On December 8, 1893, Markle, Sheriff Kelly and others were indicted for misuse of \$318,000 of public funds.

Oregonian editor Harvey W. Scott, a great admirer of Markle, posted his bail and refused to publicize the matter in his paper. There is no record of the matter ever being heard or otherwise disposed of in court. Locals were of a mind to give him a second chance, but this did not occur. Markle's wife and child left town, and she filed for divorce. Markle then quietly slipped out of town and was never heard from again. He left owing \$140,000 to the Scottish American Investment Trust, who after years of litigation, was awarded ownership of the house on Hawthorne Terrace. They, in turn, immediately sold the property to Frederick Leadbetter, Henry Pittock's son-in-law and business partner, who was the person most responsible for the creation of the family's immense wealth. He then gave the house to his sister Bertha, who was married to Frederick F. Pittock, only son of Henry and Georgina Pittock.

When the Pittocks took possession of the house, it had been primarily vacant for ten years. According to Maryetta Devereaux in a 1964 article on Portland Heights, Mrs. Pittock noted that although occasionally rented, the mansion had served as home primarily to tramps and roosting chickens, and it can be assumed that the property was in a somewhat deteriorated state.

Since the Frederick Pittock family contained six children, it could be speculated that the property would have been altered or restored at the time of the gift. That there is no evidence that this occurred might be attributed to the fact that Mr. Pittock may have had little or no control of any of the Pittock wealth at the time.

Born on May 11, 1864, Frederick Pittock was the only son of the newspaper scion. He was locally educated in public schools and subsequently attended the St. Augustine's School for Boys in Benicia, California. He then began working for the Oregonian and remained there until 1900, at which time it is noted that he undertook the management of Pittock family properties. After his father's death in 1919, he and his sister Caroline, wife of Frederick Leadbetter, sued to set aside the elder Pittock's will, which had established a twenty year trust for his property which was to be administered by two of his associates which the family disliked. The children charged, among other things, that the trustees exercised undue influence on Pittock when the will was drafted, that they were vested with total control as to how the estate was managed, and that the beneficiaries of the trust were unclear. The circuit court's rejection of the suit was upheld by the Oregon Supreme Court in 1921. Thereafter,

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Pittock continued to manage the Pittock Estate interests from an office in the Oregonian building. He died on January 22, 1938 at the age of 73. Interestingly, Pittock left an estate valued at only \$500. As a stipulation of his father's will, his one-fifth life interest in the Pittock Estate was divided among his children upon his death. Bertha Pittock remained in the mansion until 1952, when she exchanged residences with her son, Henry Pittock II, who lived in the house until 1970. Mrs. Pittock died on March 19, 1971.

Since Mrs. Pittock's death the house has changed hands three times. The present owners are in the process of restoration/rehabilitation of the property.

The architectural firm of Jacobberger and Smith were responsible for the redesign of the Markle House, obviously to accommodate Frederick Pittock's large family. A Portland resident since 1890, Mr. Jacobberger was born in Alsace-Lorraine and brought to the mid-west by his parents. He was educated at Creighton University in Omaha and served as an architectural apprentice in Minneapolis before moving to Portland. After working for the noted firm of Whidden and Lewis, he entered private practice. In conjunction with Alfred Smith, he designed at least 49 important buildings in the city, including the St. Mary's Cathedral (1925), Hibernian Hall (1914), and old Knights of Columbus Hall (1920). In the Portland Heights area, he or the firm designed about ten houses between 1898 and 1930. A visual scan of these confirms his predilection to Arts and Crafts or English-derived Tudor or cottage styles. The remodeled elevations at the Markle House do bear his hallmark: simple, not overly-decorated elevations, which rely on massing for textural interest.

9. Major Bibliographical References

See attached sheet

10. Geographical Data

Acreage of nominated property 1.17

Quadrangle name Portland, Oregon-Washington

Quadrangle scale 1:24000

UTM References

A

1	0	5	2	3	6	4	0	5	0	3	9	1	4	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification Excluding a 91' x 110' section at the southern end of Lot 1, the George B. Markle House occupies 51,000 square feet of Lots 1 and 2 of Block 115 of Grover's Addition to Portland, Multnomah County, Oregon.

List all states and counties for properties overlapping state or county boundaries

state None code county code

state None code county code

11. Form Prepared By

name/title

organization Heritage Investment Corporation date July, 1984

street & number 123 SW Second, Suite 200 telephone (503) 228-0272

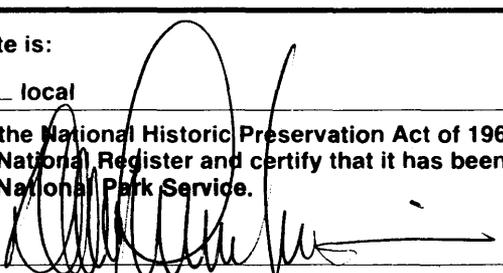
city or town Portland state Oregon 97209

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

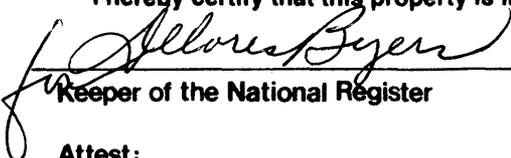
title Deputy State Historic Preservation Officer date January 7, 1985

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

date 2-28-85

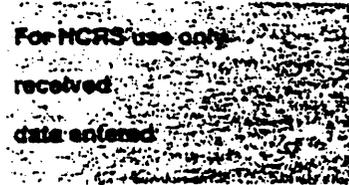

Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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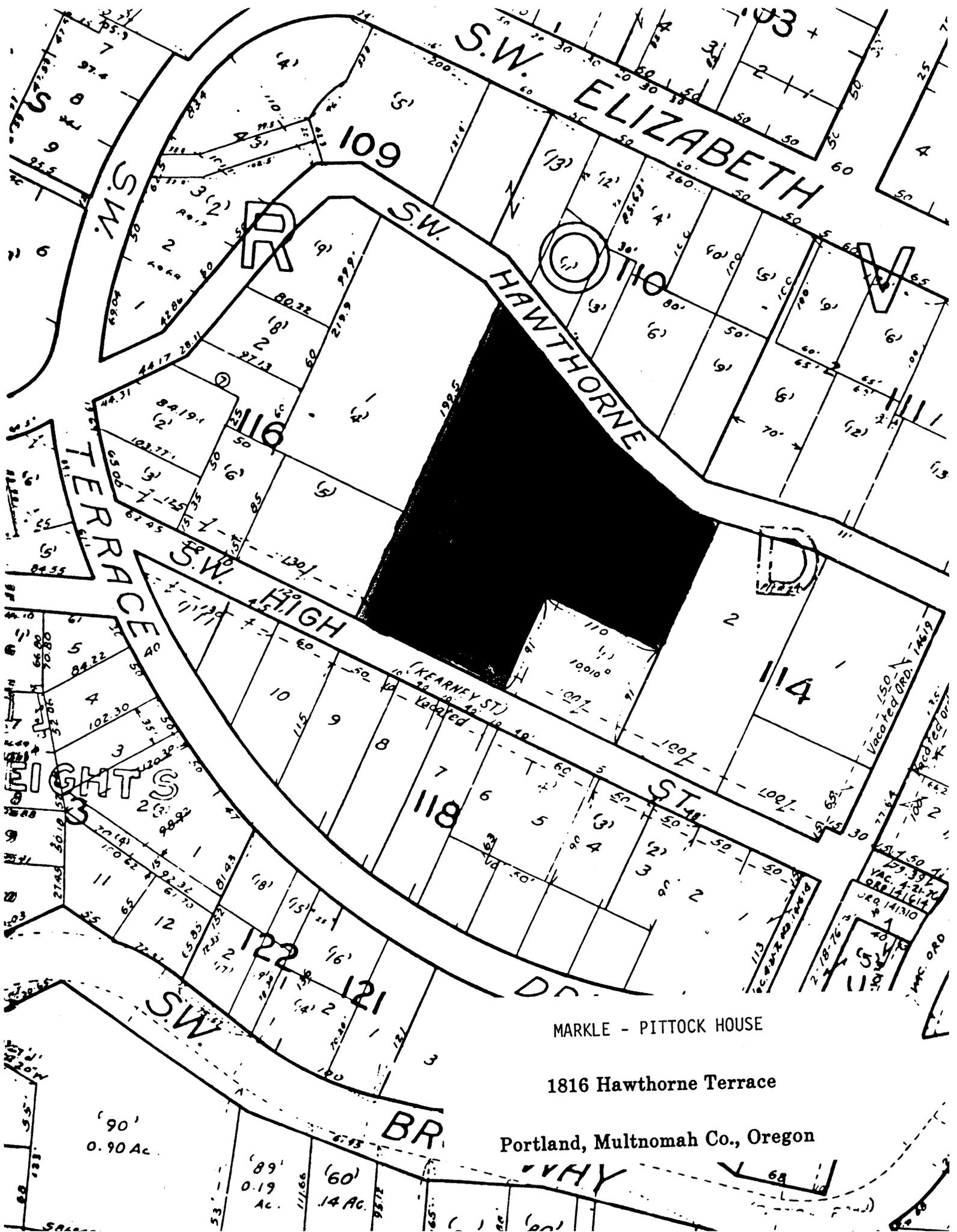
Vertical and photograph files, Oregon Historical Society.

Historic Resource Inventory, City of Portland, #0=386-01816.

Portland Bureau of Buildings microform and inspection card files.

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 February 23, 1964.
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 July 7, 1981, p. B6.

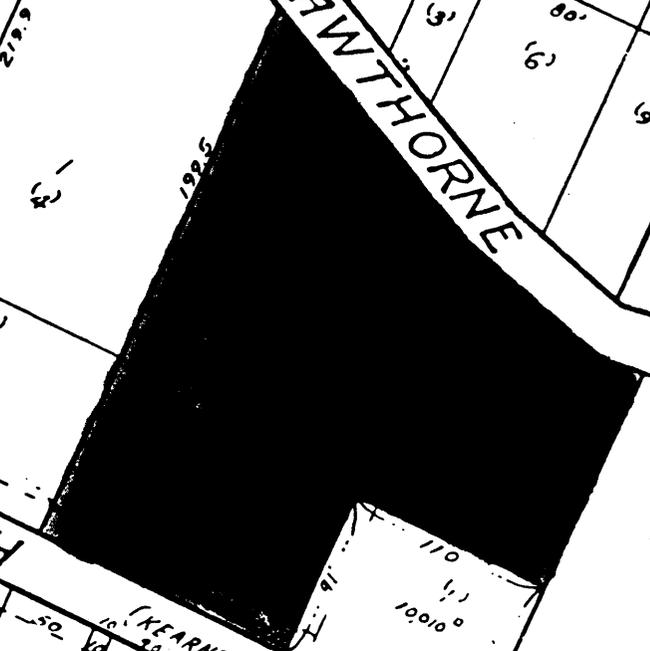


S.W. ELIZABETH

HAWTHORNE

S.W. HIGH

TERRACE



MARKLE - PITTOCK HOUSE

1816 Hawthorne Terrace

Portland, Multnomah Co., Oregon

'90'
0.90 Ac.

'89'
0.19
Ac.

'60'
14 Ac.

VACATED ORD. 14619
JAN 14 1910

VACATED ORD. 14619

VVHY